



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, MARCH 21, 2022, 6:00 PM**

**I. CALL TO ORDER**

Planning Commissioner Melanie Lander called the meeting to order at 6:01 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Carter Mathews	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present

Planning Commissioner Melanie Lander requested that the roll be called, and a quorum was declared to be present.

**IV. CONSENT**

**1. Consideration of the minutes of the regular meeting of February 22, 2022.**

Motion was made by Commissioner Carter Mathews to approve Consent Agenda. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

**V. PUBLIC HEARINGS**

**1. Public Hearing – Final Plat – The Woods, Phase I**

Public hearing to receive public comment on a request for Final Plat approval of The Woods I, part of PUD No. 13-02, a subdivision of approximately 53.601 acres, more or less, with 106 lots that includes RS-2 (Residential Single Family) and RM-1 (Residential Multi Family) zoning, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The representative for the applicant, Mr. Erik Enyart, was present for this meeting. The floor was opened for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

**2. Public Hearing – Final Plat – The Woods, Phase II**

Public hearing to receive public comment on a request for Final Plat approval of The Woods II, part of PUD No. 13-02, a subdivision of approximately 18.695 acres, more or less, with 58 lots that includes RS-2 (Residential Single Family) and RM-1 (Residential Multi Family) zoning,

located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The representative for the applicant, Mr. Erik Enyart, was present for this meeting. The floor was opened for public comment. A citizen in attendance came forward to discuss the following items:

- Would like to see a gate put up to limit the flow of traffic through the Creek Hollow neighborhood.
- Flooding caused by runoff from the new development.

Mr. Enyart responded to these concerns. He discussed the drainage studies and stormwater detention plan. He said there are no plans at this time to include a gate to block traffic on 274<sup>th</sup> East Avenue and it should stay open as designed.

There were no further comments from citizens in attendance. The public hearing for this item was closed.

3. Public Hearing – Vacation of Replat of Final Plat

Public hearing to receive public comment on a request for the vacation of the replat of the final plat of Wagoner County Industrial Park I, a subdivision of approximately 29.93 acres, more or less, with 12 lots, located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant was not present for this meeting. The floor was opened for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

VI. OLD BUSINESS

1. Final Plat – The Woods, Phase I

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for Final Plat approval of The Woods I, part of PUD No. 13-02, a subdivision of approximately 53.601 acres, more or less, with 106 lots that includes RS-2 (Residential Single Family) and RM-1 (Residential Multi Family) zoning, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report.

Chairperson Jessica Morris asked the representative for the applicant, Mr. Erik Enyart, if there were any changes made to the plat since the preliminary approval. Mr. Enyart answered that there have been no changes to the plat.

Commissioner Melanie Lander asked Mr. Enyart if Phase I and Phase II are going to be built at the same time. Mr. Enyart answered yes, they will be built at the same time. He said the demand for housing is so great at this time, the developer has decided it is necessary to do Phases I and II concurrently.

Commissioner Jessica Morris asked if there was going to be a construction entrance on 121<sup>st</sup> St. South. Mr. Enyart replied that 116<sup>th</sup> St. South is the main road being used now, but they could use 121<sup>st</sup> Street South if instructed by the City.

Motion was made by Commissioner Carter Mathews to send a recommendation of approval of The Woods Final Plat, Phase I to the Coweta City Council with the condition that the

developer meet the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Melanie Lander. Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. Final Plat – The Woods, Phase II

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for Final Plat approval of The Woods II, part of PUD No. 13-02, a subdivision of approximately 18.695 acres, more or less, with 58 lots that includes RS-2 (Residential Single Family) and RM-1 (Residential Multi Family) zoning, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Chairperson Jessica Morris asked the representative for the applicant, Mr. Erik Enyart, if there were any changes made to the plat since the preliminary approval. Mr. Enyart answered that there have been no changes to the plat. Ms. Morris also suggested that construction traffic should be using 116<sup>th</sup> St. South only instead of 274<sup>th</sup> East Avenue which runs through the Creek Hollow subdivision.

Motion was made by Commissioner Jessica Morris to send a recommendation of approval of The Woods, Phase II Final Plat to the Coweta City Council with the recommendation that construction traffic be limited to using only 116<sup>th</sup> St. South rather than 274<sup>th</sup> East Avenue, and with the condition that the developer meet the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

3. Vacation of Replat of Final Plat

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for the vacation of the replat of the final plat of Wagoner County Industrial Park I, a subdivision of approximately 29.93 acres, more or less, with 12 lots, located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Commissioner Jessica Morris asked if vacating the plat meant that the property would revert back to unplatted land with IL (Light Industrial) zoning. Mr. Young confirmed that.

Motion was made by Commissioner Jessica Morris to send a recommendation of approval of the vacation of the replat of the final plat to the Coweta City Council. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

4. Discussion of Planning Topics

Discussion on the process and roles for Planning Commission and Board of Adjustment, approach to consideration of application, and the limits of recommendation powers. (Mark Seibold, Community Development Director)


Community Development Director Mark Seibold described his plan to discuss topics of interest concerning the purpose and procedure of the Planning Commission and Board of Adjustment at future monthly meetings.

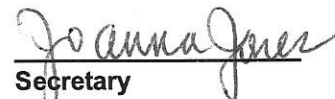
VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:47 p.m.

Approved:

  
Chairman  
4/18/22  
Date

  
Secretary